



TO LET:

Smithy Cottage, Portinscale, Keswick, CA12 5RD

Brief Résumé

Quaint two-bedroom terraced house in the lovely village of Portinscale. Smithy Cottage features open plan kitchen and living room, utility room, 2 bedrooms and bathroom. Double glazed throughout, gas hot water system and plug in electric heaters. It is available to rent on an initial 6 month Assured Shorthold Tenancy and taken month after month after that.

Location

Located on the wonderful shores of Derwentwater, Portinscale village is conveniently situated off the A66 only 1.5 miles west of Keswick and provides a variety of local amenities including two marinas, village hall, public house and café.

Accommodation

On the Ground Floor

Front door leads straight into the living/kitchen area. Living room is complete with feature fireplace and log burning stove. Kitchen is finished with electric cooker and hob, base units and single drainer sink. Off the kitchen is a large utility room with plenty of storage space and plumbing for washing machine.

On the First Floor

L-shaped stairs leading onto an open landing. Bedroom 1 is a double with views onto the street. Bathroom including a bath with shower over, washbasin, WC, and extractor fan. Bedroom 2 is a large single.

Outside:

On street parking

Services:

All mains services, including gas.
Plug in electric heaters and gas water heater.
TV, Telephone and internet points.

Council Tax:

The Cumberland Council Tax website states that the property lies in band “C” the Council Tax for the year 2025/2026 being £2,098.47

Rent:

A rent of £850 per calendar month, exclusive of outgoings, is expected for the property.

Deposit:

A deposit of £980 will be payable at the onset of the tenancy.

EPC:

The property has a rating of “D” (56). A copy of the Energy Performance Certificate is available for viewing at Edwin Thompson’s office.

Mobile phone

		Voice	3G	4G	5G
Three	Indoor	○	✗	○	✗
	Outdoor	○	○	○	✗
Vodafone	Indoor	○	○	○	○
	Outdoor	○	○	○	○
O2	Indoor	○	○	○	✗
	Outdoor	○	○	○	✗
EE	Indoor	○	○	○	✗
	Outdoor	○	○	○	✗

○ Good Coverage ○ You may experience problems ✗ No coverage.

*Information provided by the signalchecker.co.uk website

CA12 5RD Broadband	
FTTH/FTTP	X
Ultrafast Broadband (≥ 100 Mbps)	X
Superfast Broadband (> 24 Mbps)	O
Fibre (FTTC or FTTH or Cable or G.Fast)	O
Wireless	O
LLU	O
ADSL2+	O
ADSL	O

Average in CA12 5RD in the last 12 months:

Download: 65.3 Mbps

Upload: 2.8 Mbps

*Information provided by the thinkbroadband.com website.

Tenancy Agreement:

The tenant will sign a standard tenancy agreement prior to taking occupation of the property. A copy of the agreement is available for viewing at the office or via email.

Viewings:

By appointment with Edwin Thompson.

Applications:

Application forms are available from this office.

The successful applicant will be asked to pay a holding deposit of £196 equalling 1 weeks rent. This will be used towards the first month's rent if the application is successful.

The deposit is non refundable if the application is withdrawn or if the tenant fails to give accurate information during the application process.